



## Arcadia

£850,000

- Lounge 17'5 x 12'3
- Refitted Kitchen 11'2 x 10'6
- Bathroom & Shower Room
- Home Office/Bedroom 4
- No Onward Chain
- Dining Room 22'6 x 12'8
- 3 First Floor Bedrooms
- Large Southerly Plot
- Cinema/Games Room with shower room
- In/Out Driveway to front

3/4 BEDROOM DETACHED CHARACTER PROPERTY IN A SEMI-RURAL LOCATION. 17'5 LOUNGE. 22'6 DINING ROOM. REFITTED KITCHEN. 20'4 MASTER BEDROOM. BATHROOM & SHOWER ROOM. LARGE SOUTHERLY PLOT. IN/OUT DRIVEWAY TO FRONT. CINEMA/GAMES ROOM WITH SHOWER. Situated in a sought after semi-rural location close to open farmland yet within 1 mile of town centre and mainline station is this delightful cottage benefiting from beautiful southerly gardens approaching 0.3 of an acre. This charming property, built in 1995, provides deceptively spacious accommodation including lounge 17'5 x 12'3 with feature fire place, large dining room 22'6 x 12'8, refitted kitchen 11'2 x 10'6, home office/bedroom 4, with half galleried landing, 3 first floor bedrooms including Master Bedroom 20'4 x 12'4, spacious refitted bathroom, separate shower room and ground floor cloakroom. The property benefits from in/out driveway to front with external cinema/games room with shower and is offered with the additional benefit of NO ONWARD CHAIN.



Council Tax Band: F



## CANOPY PORCH

Part glazed door to:

## SPACIOUS ENTRANCE HALL

12'10 x 10'1

Double glazed window to front. Radiator. Under stairs storage cupboard. Laminate finish to floor.

## HOME OFFICE/STUDY

10'5 x 7'8

Double glazed window to front. Radiator. Laminate finish to floor.

## CLOAKROOM

Double glazed opaque window to side. Suite comprising of low level WC and vanity wash hand basin with marble tops. Radiator.

## DINING ROOM

22'9 x 12'7

Double glazed windows to side and rear. Double glazed French doors to rear garden. Downlighters to ceiling. Two radiators.

## LOUNGE

16'2 x 12'3

Double glazed windows to front and side. Double glazed box bay window. Fireplace with inset wood burner. Radiators.

## REFITTED KITCHEN

11 x 10'4

Double glazed window to side. Range of refitted base and wall mounted units providing drawer and cupboard space with

Quartz top work surfaces extending to incorporate inset sink unit with quartz returns. Down lighters to ceiling. Extractor fan (untested).

## UTILITY ROOM

9'3 x 7'0

Double glazed window to rear. Additional base and wall mounted units. Cloaks cupboard. Space for fridge/freezer. Gas fired boiler serving heating (untested)

## SPACIOUS FIRST FLOOR LANDING

Double glazed window to front. Radiator. Access to loft.

## BEDROOM ONE

20'4 x 12'3

Double glazed windows to front and rear. Two radiators. Eaves storage and fitted walk in wardrobe cupboards with hanging rail.

## BEDROOM TWO

13'8 x 10'6

Double glazed window to rear. Radiator. Two built in cupboards. Built in storage cupboard.

## BEDROOM THREE

10'5" x 9'6"

Double glazed window to front. Radiator. Access to loft. Range of fitted wardrobe cupboards.



### REFITTED FEATURE BATHROOM

Double glazed opaque window to rear. Four piece suite comprising of low level WC, dual wash hand basins with cupboards beneath, double ended bath unit and frameless shower cubicle. 2 radiators (1 towel rail & 1 floor to ceiling). Tiling to floor and walls.

### SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and shower cubicle. Tiling to floor and surround. Extractor fan. Fan heater.

### LARGE SOUTHERLY GARDENS

The property benefits from a large plot with southerly aspect backing open aspect. Large lawn area with established flower and shrubs. Vegetable patch. New shed and greenhouse. Playhouse. Pergola. Extensive paved patio incorporating seating and BBQ area.

### CINEMA/GAMES ROOM

18'11 x 10'9

Double glazed window to side. Under floor heating. Pull down bed.

### WET ROOM

Windows to rear and sides. Extensive tiled surround. Suite comprising of low level WC, vanity wash hand basin and shower. Under floor heating.

### 0.3 OF AN ACRE PLOT

The property benefits from a 100ft frontage has been attractively landscaped with exceptionally well stocked and maintained flower and shrub borders. Additional paved area to side. Gate to front.

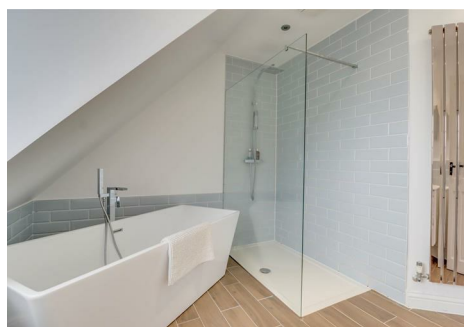
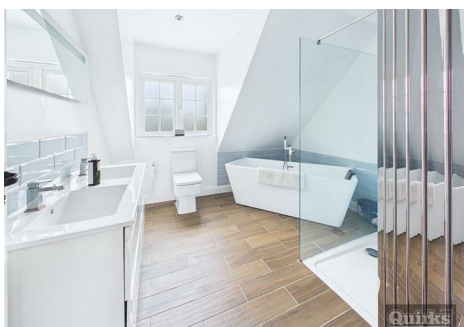
### IN OUT DRIVEWAY

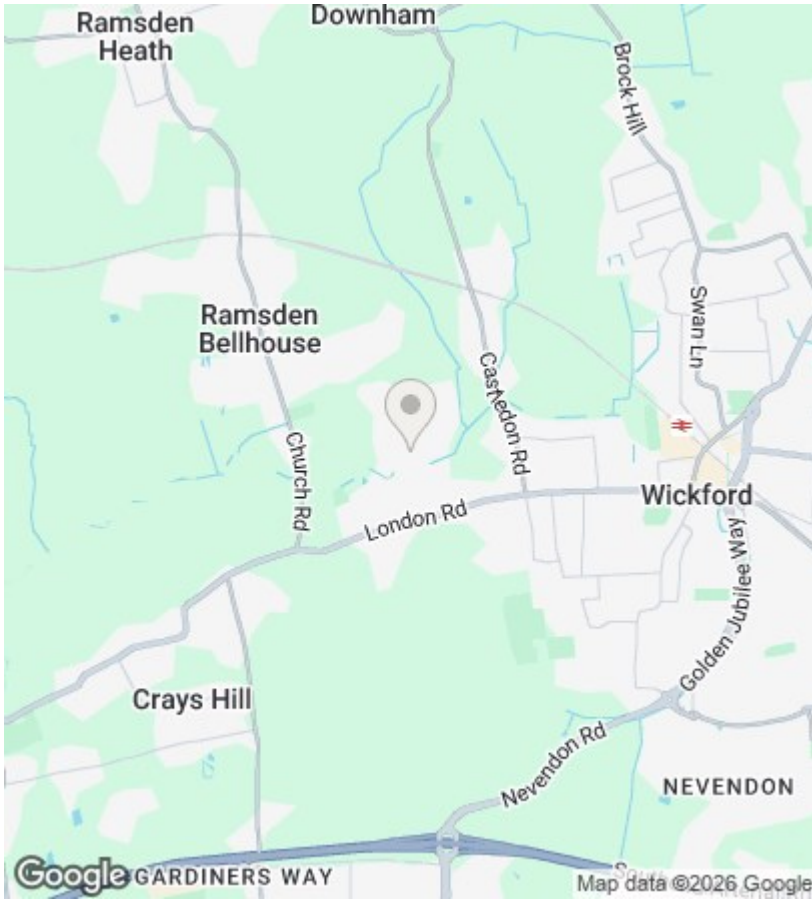
The property benefits from an extensive in out driveway to front providing off street parking for numerous vehicles.

### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.



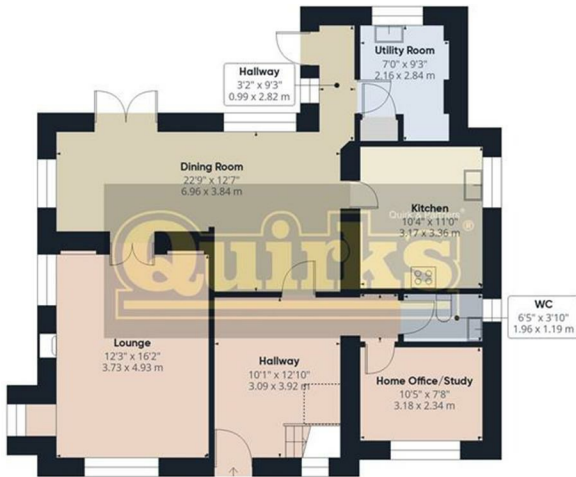




## EPC Rating:

C

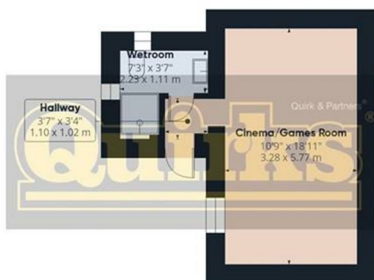
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



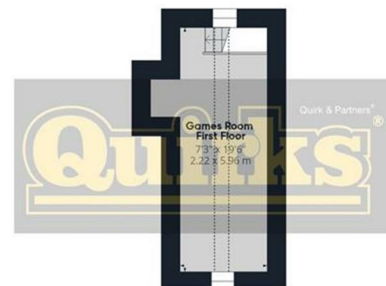
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2